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Planning, Heritage, Design and Access Statement

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1. Introduction

1.1 This combined statement is submitted in support of an application seeking planning permission for a permanent external seating area on the pavement outside of and in association with the restaurant and bar at 78 Deansgate, Manchester. The seating area is to be located on the pavement facing Deansgate.

1.2 This statement should be read alongside the following documents:-

- Crime Impact Statement;
- Site Location Plan; and
- Existing and Proposed Plans and Elevation details.

2. Site Location and Description

2.1 Deansgate is one of the main City Centre routes.

2.2 The unit is located to the north-east of Deansgate, close to the junction with Blackfriars Street. This unit is one of 6 existing drinking and eating establishments all located within close proximity to each other. The site also lies within the Parsonage Gardens Conservation Area. It is not a listed building, and there are no listed buildings to either side of the unit.

2.3 The Parsonage Gardens Conservation Area was designated in June 1985.

3. Relevant Planning History

Following a search of the Council website for the planning history, there appears to be no relevant planning history for this unit. However it is of note that the previous occupiers of Unit 78 operated an external seating area in conjunction with the A3/A4 use of the premises.

4. Policy Context

4.1 The Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for the site currently comprises the Manchester Core Strategy (July 2012) and the saved policies of the Manchester Unitary Development Plan (UDP, July 1995) and

National Planning Policy Framework (NPPF) a material consideration. National Planning Policy Guidance (NPPG) also fails to be considered.

National planning policy and guidance

4.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012. It replaces all former planning policy statements[1]. The key considerations in relation to this application are set out below.

Presumption in favour of sustainable development

4.3 At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 14). This means:

- development proposals that accord with the development plan should be approved without delay.

Core planning principles

4.4 There are twelve core land-use planning principles, which include:

- proactively supporting sustainable economic development;
- promoting the vitality of the main urban areas; and
- encouraging the effective use of land by reusing previously developed land.

Building a strong, competitive economy

4.5 The Government is committed to securing economic growth in order to create jobs and prosperity (paragraph 18). The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth (paragraph 19).

Ensuring the vitality of Town Centres

4.6 Unlike PPS4, the NPPF does not include policies on the night-time economy. Chapter 2 of the NPPF does however state that planning policies should be positive, promote competitive town centre environments and sets out policies for the management and growth of centres over the plan period. The glossary to the NPPF confirms restaurants and bars are a main town centre use.

[1] with the exception of PPS10: Planning for Sustainable Waste, which is not relevant to this case.

Conserving and enhancing the Historic Environment

4.7 In determining applications, local planning authorities should require the applicant to describe the significance of any heritage asset affected by the development and the level of detail should be proportionate to that asset.

4.8 In this instance the host building is a non-listed building within the Parsonage Gardens Conservation Area and is already in commercial use at ground floor level. The building is not referred to in the supporting text which accompanies the conservation area designation.

Development plan context

Manchester Core Strategy (July 2012)

4.9 The site is within the City Centre as shown on the Core Strategy Key Diagram (figure 7.1). The following policies are relevant:

- Policy C10: Leisure and the Evening Economy. This policy states that, "*development and redevelopment that supports the evening economy contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night-time economy will be permitted*", subject to balanced considerations regarding cumulative impact and residential amenity. This policy is addressed in section 5.

- Policy DM1: Development Management. All development should have regard to the specific issues listed in this policy. Of relevance to this application are accessibility, community safety and crime impact, effect on amenity, and refuse storage and collection.

Manchester Unitary Development Plan (July 1995)

4.10 The site is within the City Centre as defined on the proposals map of the UDP. Many of the UDP policies have now been superseded by the Core Strategy. Of the remaining saved policies, the following are relevant to this application:-

- Policy DC10 – Food and Drinks Uses. This policy states that in determining planning applications for developments involving the sale of drink for consumption on the premises, the Council will have regard to:-

- the general location of the proposed development;
- the effect on the amenity of neighbouring residents;
- the availability of safe and convenient arrangements for car parking;
- the ease of access for all; and
- the storage and collection of refuse.

The Council will normally accept the principle of developments of this kind in the City Centre.

Other Material Considerations

National Planning Practice Guidance

4.11 National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government (DCLG) on 6th March 2014. The purpose of the NPPG is to provide guidance on how the policies of the Framework and the principles of the planning system should be applied in practice.

Conserving and Enhancing the Historic Environment

4.12 Paragraph 3 (ID: 18a–003-20140306) directs the reader back to the Framework where there is a clear intention to ensure 'that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development'.

4.13 At para 9 (ID: 18a-009-20140306) questions the significance of a heritage asset. "Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess, the nature extent and importance of the significance of a heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals".

Design

4.14 Para 27 (ID: 26-027-20140306), looks at the detail of new development. 'Careful consideration should be given to items such as doors, windows, porches, lighting, flues and ventilation, gutters pipes and other rain water details, ironmongery and decorative features. It is vital not only to view these (and other) elements in isolation, but also consider how they come together to form the whole and to examine carefully the 'joins' between the elements".

Parsonage Gardens Conservation Area

4.15 The conservation area was designated in June 1985. Development Control in Parsonage Gardens is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special characteristics and visual qualities.

Guide to Development in Manchester Supplementary Planning Documents and Planning Guidance April 2007

4.16 This document provides guidance to developers in relation to a range of issues, including design, accessibility and promotion of a safe environment.

5. Planning considerations

5.1 This section of the report considers the proposal within the context of the planning policies set out in the previous section.

Principle of Development

5.2 The site subject to this application is already in use as an A3/A4 bar/restaurant. The previous occupiers of the unit also operated an external seating area outside of the unit. The site and its use is deemed to be compliant with UDP policy DC10 and Core Strategy C10.

Cumulative Impact

5.3 Within Core Strategy policy C10, the criterion states that there will be a presumption against further facilities in areas where there is already a concentration of bars, hot food takeaways and other night time uses which are detrimental to the character or vitality and viability of the Centre.

5.4 In this instance the proposal is not a new use, therefore the proposal does not impact on the cumulative activity within the city centre. Modifications to the external appearance are being sought to reflect the internal refurbishment of the unit.

Proposed modifications

5.5 This application seeks to create a permanent seating area at the front of the unit which faces onto Deansgate. The seating area measures 2.9 m by 7.06 m. It is to be separated from the pavement area by fixed decorative barriers to match the internal fit out and theme of the unit.

5.6 Following the receipt of the attached Crime Impact Statement (CIS), the scheme has been modified to include a curved top to the barriers and the tables and chairs moved away from the barriers.

Heritage Considerations

5.7 As referred to elsewhere within this statement, there is an expectation that any new development will be of a high standard of design making a positive contribution to the City's environment.

5.8 The National Planning Policy Framework and accompanying Guidance (March 2014) aim to ensure that "*heritage assets are conserved and where appropriate enhanced, in a manner that is consistent with their significance*".

5.9 In this instance the building is a non-listed modern building on the edge of the Parsonage Gardens Conservation Area. The proposed external seating area will take place on the ground floor of the unit, where a modern commercial element, including external seating, has previously been introduced.

5.10 The remaining elevation on the floors above is unaffected by the development. Temporary external seating at ground floor level has already been accepted, both on this and neighbouring buildings. The proposed scheme will now add a further dimension to the ground floor elevations which will positively add to the mix and vitality of the existing units and enhance the immediate setting of the conservation area. The view from the pavement of people taking meals and drinking will add to vitality of and overall activity of this part of the commercial centre with no detriment to any residential amenity.

5.11 The award winning operators are well known I the City and their products are all very high quality. They are fully aware of the site's location in the Parsonage Gardens Conservation Area and the design reflects the site's location.

5.12 It is considered that the proposed seating area will not impact on the significance of the Parsonage Gardens Conservation Area.

Residential Amenity

5.13 As set out above the surrounding area is predominantly occupied by offices and other commercial properties. There would therefore be no impact on residential amenity.

5.14 The building is considered to be of low significance. Given the existing level of commercial activity which already takes place, the changes now proposed are considered to be an improvement on

the current situation and will have a positive impact on both the building and the conservation area.

Design and Access

Amount / Size

5.15 The proposed modifications take place to the front of the existing unit measuring 2.9 metres x 7.06 metres footprint of the unit and will involve an increase in size of unit by 20.45 metres.

Use

5.16 The purpose of the proposal is to provide a small external 'alfresco dining area' at the front of the unit.

Layout

5.17 The design of the 'alfresco' dining area will increase the floor area of the unit by 20.5 metres. The external area will be partially covered by the proposed awnings (being considered under planning application 105357/FO/2014).

Scale

5.18 The scale of the development will result in a small increase in the overall trading area of the unit. However, this increase is minimal and will make a positive contribution to the immediate locality and the Parsonage Gardens Conservation Area.

Landscaping

5.19 No external landscaping is to be introduced as part of this application.

Appearance

5.20 The framework for barriers is to be constructed in mild steel, lacquered in a matt finish. This detailing will reflect the detailing of the internal refurbishment of the unit as well as the existing metal window frames on the first and second floor of the unit.

Access

5.21 The location of the unit is at street level on Deansgate, which already has level access into the building at the main entrance. This will not change.

Other Considerations

Safety

5.22 A Crime Impact Statement has been undertaken by Greater Manchester Police. It concludes that the proposal is acceptable subject to a number of recommendations relating to security measures. These measures have been taken into account as part of the scheme.

Conservation Area

5.23 The proposed modifications are a sympathetic design, both to the building and the wider Parsonage Gardens Conservation Area. Consequently the scheme accords not only with the Planning (Listed Building and Conservation Areas) Act 1990, but also the relevant sections of the NPPF and the policies of the local plan.

6. Conclusions

6.1 This statement is submitted in support of planning application seeking modifications to provide a small external 'alfresco' dining area at the front of the unit.

6.2 This submitted scheme has been designed carefully taking on board all policy and design considerations. The scheme will provide a high quality appearance to the unit and provide an external alfresco dining experience and will positively add to the vitality of this area of Deansgate.

6.3 The proposal will accord with the development plan and in particular policy C1, CC10 and C10 of the recently adopted Core Strategy, NPPF and the guidance within the NPPG. The proposal would further add to the vitality of New York Street and Piccadilly as a whole. Within the context of the presumption in favour of sustainable development set out within the NPPF and guidance within the NPPG, we respectfully request that the application is approved.